

Established Grade



Defintiion

“Established grade” means, with reference to a building, structure or part thereof, the average elevation of the finished grade of the ground immediately surrounding such building or structure, and when used with reference to a street, means the elevation of the street, established by the Municipality or other designated authority.

Formula (per individual length)

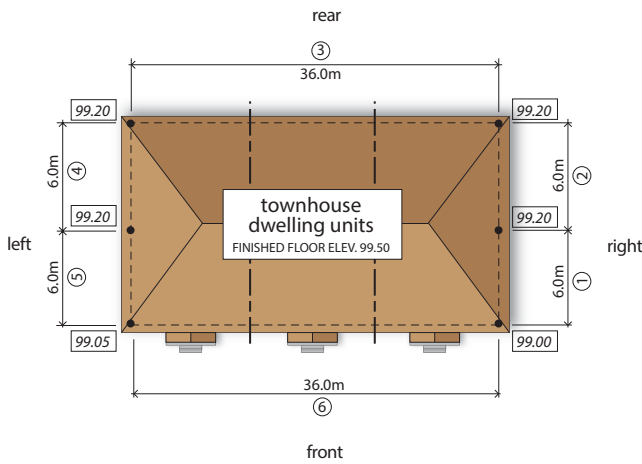
$$L = \frac{(start\ elev. + end\ elev.)}{2} \times length$$

* to be completed for each length

Formula (whole building)

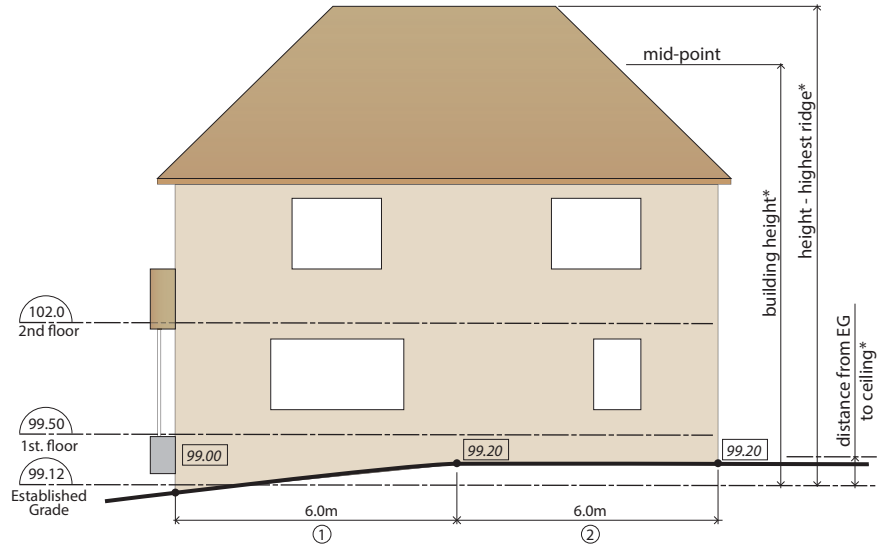
$$EG = \frac{L1 + L2 + L3 + L4 + L5 + L6 + L7 + L8^*}{perimeter}$$

* varies according to project



*** elevation figures shown are for sample purposes only

Site Plan



Right Elevation *applicable dimensions to be included on elevation drawings

Calculation (to be included within site plan drawings)

length no.	begin elev.	end elev.	length	$\frac{el. 1 + el. 2}{2} \times L$
1	99.00	99.20	6.0m	594.60
2	99.20	99.20	6.0m	595.20
3	99.20	99.20	36.0m	3571.20
4	99.20	99.20	6.0m	595.20
5	99.20	99.05	6.0m	594.75
6	99.05	99.00	36.0m	3564.90
			total:	9515.85
			EG:	9515.85 / 96 = 99.12

In this instance the distance from Established Grade to Finished Floor = 0.38m

Defintiions

“Height” means, with reference to the height of a building, structure or part thereof, **except** a detached, semi-detached, duplex or triplex dwelling, the vertical distance between the established grade and:

- (1.1) the highest point of the roof surface of a flat roof; or
- (1.2) the mean height level between the eaves and ridge of a sloped roof.
- (1.3) the mean height level between the eaves and highest point of the flat roof where there is a flat roof on top of a sloped roof;
- (1.4) the highest point of a structure without a roof.

“First Storey” means the storey of a building, structure or part thereof, that has its floor closest to the established grade and its ceiling more than 1.8 m above the established grade.